

GENESEE COUNTY PLANNING BOARD REFERRALS

GCDP Referral ID Review Date Municipality Board Name Applicant's Name Referral Type Variance(s) Description: Site Plan Review to construct a 768 sq. ft. (32 x 24 ft.) storage barn for an existing automotive business. Location T-01-STA-11-25 T1/13/2025 STAFFORD, T. PLANNING BOARD Robert G. Mullen Site Plan Review Site Plan Review Site Plan Review to construct a 768 sq. ft. (32 x 24 ft.) storage barn for an existing automotive business.	HOLLAND LAND OFFICE	NOTICE OF FINAL ACTION				
Municipality Board Name Applicant's Name Referral Type Variance(s) Description: Site Plan Review to construct a 768 sq. ft. (32 x 24 ft.) storage barn for an existing automotive business.	1802	GCDP Referral ID	T-01-STA-11-25			
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automotive business.	Variance(s)					
Location 5599 Main Rd. (NYS Rt. 5), Stafford	Description:		ruct a 768 sq. ft. (32 x 24 ft.) sto	rage barn for an existing		
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PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

Zoning District

The required modification is that the storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With this required modification, the proposed storage barn should pose no significant county-wide or inter-community impact.

Commercial (C) District

November 13, 2025

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING 3837 West Main Street Road

Batavia, NY 14020-9404 Phone: (585) 815-7901

DEPARTMENT USE ONLY:

GCDP Referral # <u>T-01-S</u>TA-11-25



* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 3:50 pm, Nov 05, 2025

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please ar	swer ALL questions as fully as possible)
1. REFERRING BOARD(S) INFORMATION	2. Applicant Information
Board(s) Stafford Planning Board	Name Robert G. Mullen
Address 8903 Route 237	Address 9168 Batavia-Stafford Townline Road
City, State, Zip Stafford, NY 14143	City, State, Zip Batavia, NY 14020
Phone (585) 344 - 1554 Ext.	Phone (585) 409 - 0100 Ext. Email bob@eastcoastspeed.com
MUNICIPALITY: City Town	☐ Village of Stafford
3. TYPE OF REFERRAL: (Check all applicable item	s)
Use Variance Zoni	ng Map Change Subdivision Proposal ng Text Amendments prehensive Plan/Update r: Subdivision Proposal Final
4. LOCATION OF THE REAL PROPERTY PERT	'AINING TO THIS REFERRAL:
A. Full Address 5599 Main Rd. (NYS Rt. 5), Stafford
B. Nearest intersecting road Prole Rd.	
C. Tax Map Parcel Number 81-8	
D. Total area of the property 1.027 Acres	Area of property to be disturbed 0.017 acres
E. Present zoning district(s) Commercial	
5. REFERRAL CASE INFORMATION: A. Has this referral been previously reviewed by	y the Genesee County Planning Board?
■ NO YES If yes, give date and act	
B. Special Use Permit and/or Variances refer t	o the following section(s) of the present zoning ordinance and/or law
C. Please describe the nature of this request	
Site plan approval for construction of a 3	2' x 24' storage barn for dry storage of parts, tires, and related materials
for the automotive business that is located	ed on the property, under Section 182-22 A.(2)(b) of the Town Code.
6. ENCLOSURES – Please enclose copy(s) of all ap	propriate items in regard to this referral
Site plan Loca Subdivision plot plans Eleva	ng text/map amendments tion map or tax maps ation drawings cultural data statement New or updated comprehensive plan Photos Other: Aerial photo of site
7. <u>CONTACT INFORMATION</u> of the person repres	enting the community in filling out this form (required information)
Name William R. VanAlst Title	Planning Board Chairman Phone (585) 233 - 6006 Ext.
Address, City, State, Zip 9107 Roanoke Road, \$	Stafford, NY 14143 Email wvanalst@rochester.rr.com

From: William VanAlst
To: Felipe Oltramari

Cc: Gene Sinclair (code@townofstafford.org)

Subject: 5599 Main Road Site Plan, Stafford, NY

Date: Wednesday, November 5, 2025 2:50:16 PM

Attachments: image003.png

image002.png

5599 Main Road Referral Application - County Planning Board pdf

Site Plan Application Mullen 5599 Main Road pdf Site Plan 5599 Main Road Recd. 10.31.25.pdf

5599 Main Road SEAF Part 1.pdf

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Hi, Felipe-

Sending along a referral for site plan review for construction of a storage barn at 5599 Main Road, at the NE corner of Prole Road. Bob Mullen wants to construct a 24'x32' building next to his vehicle-frame business building, which was allowed by Special Use Permit back in 2001. It is located in a commercial zone. We felt that since the building is for storage only, we could process this as a site plan rather than a modification of his Special Use Permit. He currently has several trailer units that he stores parts and materials in, so this building would take the place of those.

Attached is the County Referral Form, the application with views of the proposed building & photos of the existing site, a site plan, , and the SEAF Form Part 1. I am waiting to receive an updated site plan that shows proposed side and rear setback distances from the property lines, and will forward that when I receive it.

Please place this on the County Planning Board's agenda for your November meeting. Call me if you have any questions, or need any additional information.

William R. VanAlst, P.E.

Updated Site Plan Received 11/6/2025

Vice President

700 West Metro Park • Rochester • NY • 14623 Tel: 585.272.7310 ext. 661 • Fax: 585.272.0159

Cell: 585.233.6006

wvanalst@larsen-engineers.com www.larsen-engineers.com



Serve the Client. Benefit the Community. Protect the Environment.

 ${\it Please \ consider \ the \ environment \ before \ printing \ this \ email.}$

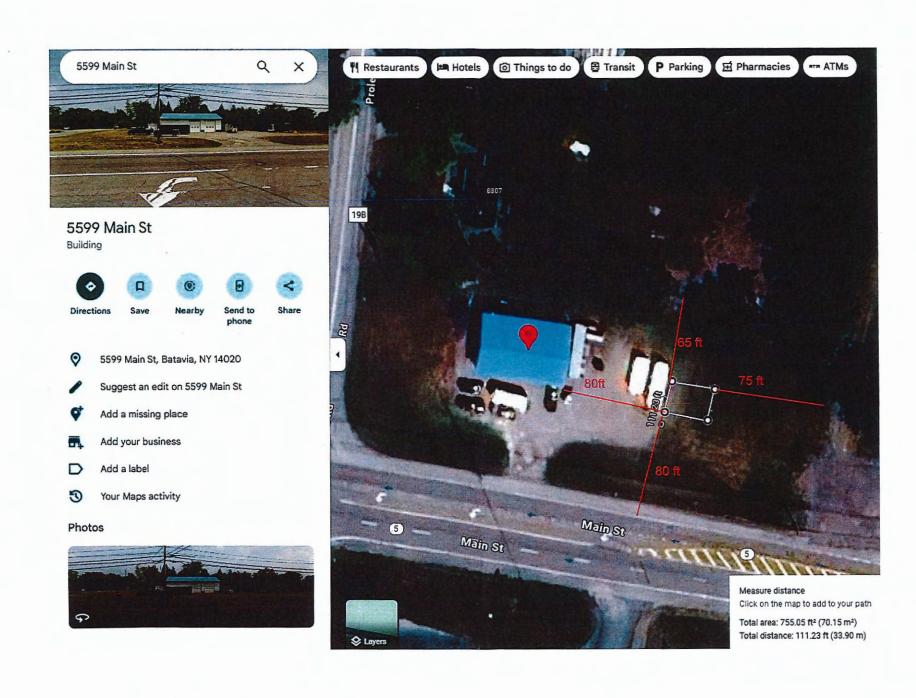
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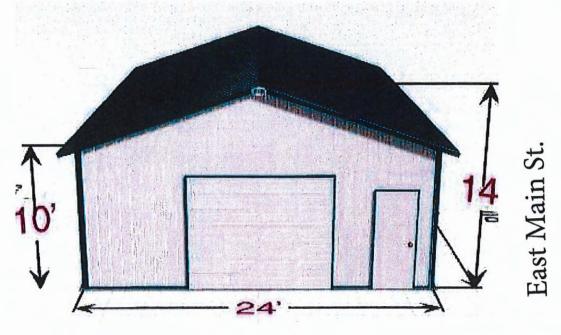
NOTICE: The information contained in this message and any documents, files, previous messages or other information attached are intended for the recipient only and may be

Review 8.1-8
OWNER APPLICANT (If other than owner)
Name: Propert G. Muley Name: Address: 9168 Botwin Storrove, Address: Botavia, N.Y. (4020 Twl) 4. Rd. Address: Telephone #: 585-489-0/00 Telephone #:
1. Request to the Board of Appeals to appeal the Zoning Enforcement Officer's decision to DENY GRANT an application for a Zoning Permit Application Number Dated
2. APPLICATION FOR: Use Variance Special Use Permit Stee Plan Revigues Variance Interpretation 3. Address of Project Site: 5599 East Main Revision
Tax Map Number: Zoning District: \(\text{Duagracia} \)
4. Has a previous appeal been filed pertaining to this parcel? No
5. Justification for Request: General Response
Site Plan Review For Inall Storage Building Committed Zone See Attached
A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of the GOLD sheet which pertain to your specific appeal.
The Applicant shall submit with this appeal, appropriate supporting materials including, but not limited to, site plans, elevations, traffic circulation diagrams, neighborhood land use maps and any other material that will assist the Board in making a determination regarding this request.

1 See Original Application for Rount Applicant's Signature (If other than applicant)
Applicant's Signature Owner's Signature (if other than applicant) ***********************************
1. Article Section TOTAL FER \$ 75
Subsection Paragraph ACTION TAKEN Date Check # 1705 Subsection Paragraph ACTION TAKEN Date Approved
Schedule A - state reason; The Abour By: By: Board of Appeals Town Board Planning Board
COPY DISTRIBUTION White a 7 5 0 Valley of CPV Birk a 7 8 A (D) BD Cold a Applicant

,	VI VIAII	URD,	14. 1. 141	42 7 >	APPLICATION DATE: 9/18/2025
	Name: Robert G	Mullon		上.	
G.			d Townline	ANA PA	Namo:
OWNE	Address: 9168 Bata		u rownine	Rd.	Address:
¥ C	Batavia NY			<u>_</u>	
	Phone #: 585 409 0	100		\d	Phone #:
PRO	DJĖCT SITE LOCATIO	N: 5599 E	ast main S	t Rd	Tax Map # (TMP) & & &
	Attac Z.E.O	hment(s) [li. ./C.E.O. This	sted on the application	back of the is NON-TRA	s application as completely as possible. Submit additional he Gold sheet] and the completed application to the ANSFERRABLE and is NOT a permit to commence work.
(1) A	Application for Use: RESIDENTI	AL ; COM	MERCIAL	; INDUSTRIAL	; RECREATIONAL; AGRICULTURAL; SITE PLAN
		-			rion : repair : ; change in use :
					nit? YES NO. In a Water District? YES NO.
					or TOTAL PARCEL AREA (Acres)
					BAR 65 & SIDE yards (a) 75 (b) Attachment A
					posed project): TGTAL % ZES, If yes, submit Attachment F.
	The state of the s				, If yes, provide documentation.
					s? YES XX NO, If no, what procedures?
	Vame of Architect/Engineer				
	Address				
					,
III I	Vame of Contractor(s)				Telephone #
	Address				
12 E	Estimated cost of the project?	15,000	[Substan	ntiation may be req	
13	PROPOSED PROJECT	HEIGHT LE	ENGTH WID	TH SQ. FT	
	HOUSE (1st. floor)				(6) Descibe the proposed project and use:
	OTHER (or 2nd floor)				Dry Storage, No Flectric, No Water
The Paris	GARAGE				Lay Sulage No Fielding, No Water
	ACCESSORY BUILDING	8	32 24	768	
	Swimming Pool				Sub wither For Site
	DECK.				- Blay Review 10-16-25
	commercial/industrial				0/00 1501700 10 16 -3
,	The state of the s	70	TAL SQ. F	700	
44	SOCIATING RICOR ISSUE	****	total total total	44444444444444444444444444444444444444	(Use additional sheet(s) for more information]
I he	reby certify that I have reed the	e instructions a	and examined the	els application an	nd supporting attachments and know the same to be true and correct. malied with whether specified herein or not. The granting of a permit cal law or ordinance regulating construction or performance of construction.
does	not presume to give authority to y	olate or cancel	provisions of any	other state or loc	cal law or ordinance regulating construction or performance of construction.
	I my fre	1			
	\$lgnature -	DWHER TO TO	7.72		Signature - APPLICANT (it different then owner)
	Pai	Contract Contract			Pala
***	Action taken by Zoning Enfor	coment Officer	: APPROVED	DENIED [The state of the s
Z		Subsection	Paragraph		y Desgibe: SCHEDULE A: VARIANCE: Area Use D
)E	C. DI	an Re	Co 970s		
Attachments Required: See Attach wester Zoning District: Coon. YES NO E Building \$					
FFICE USE ON	ZEO/CEO	Lond	~	_1 Wetla	Check #:
OFF	Date of Action: (9-16-	2 Signaturo		Flood P	74.75 Received:
	Date of Merici:			Canary - MUNICU	to the second se





West Side

Building Specs

Width: 24' Length: 32' Height: 10'

Roof Type: Gabled Roof Pitch: 4":12"

Post Footing: Perma-Column

Base Trim: Yes

Colors

Roof Color: Regal Blue Wall Color: Regal White Trim Color: Regal Blue Soffit: Regal White Sliding Door Trim: Regal Blue Walk Doors: Regal White Large Doors: Regal White Track: Regal White

Interior

Walls

Roof Options

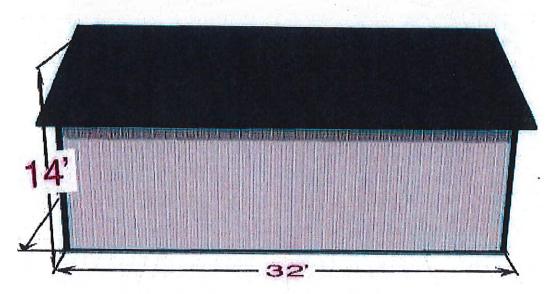
Front Endwall Overhang: 1' Back Endwall Overhang: 1' Left Sidewall Overhang: 1 Right Sidewall Overhang: 1

Lean-tos

Windows & Doors

Walk Door Solid Qty: 1 Overhead Panel Door Qty: 1

Item Sizes: Walk Door Solid: w3' x h7' Overhead Panel Door: w10' x h8'



Front Wall - East Main St. Road

Building Specs

Width: 24' Length: 32' Height: 10'

Roof Type: Gabled Roof Pitch: 4":12"

Post Footing: Perma-Column

Base Trim: Yes

Colors

Roof Color: Regal Blue Wall Color: Regal White Front Endwall Overhang: 1' Back Endwall Overhang: 1' Left Sidewall Overhang: 1 Right Sidewall Overhang: 1

Lean-tos

Windows & Doors

Walk Door Solid Qty: 1 Overhead Panel Door Qty: 1

Item Sizes:

Walk Door Solid: w3' x h7'
Overhead Panel Door: w10' x h8'

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

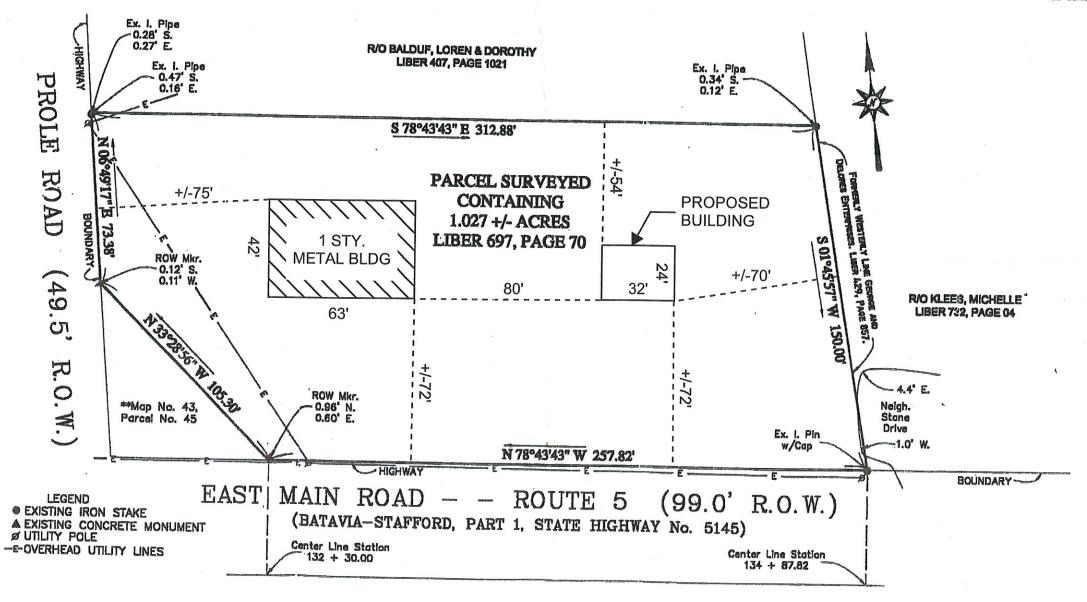
Part 1 – Project and Sponsor Information		
Name of Action or Project: STORE AGE BLUID IN	-6	
Project Location (describe, and attach a location map): 5599 EAST MAIN S	HRD.	
Brief Description of Proposed Action:		
, , ,		
Name of Applicant or Sponsor:	Telephone: 585-	409-0100
ROBERT G. Mullen	E-Mail: ROBDENS	TCOASTSDED.COM
Address: 9168 BATAVIA STAFFORD TWIN City/POBATAVIA	RA	
City/PO: 13 A+A VIA	State:	Zip Code:
 Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? 	l law, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques		at U
2. Does the proposed action require a permit, approval or funding from any other		NO YES
If Yes, list agency(s) name and permit or approval:		
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	acres SF acres SF acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercia	al Residential (subur	ban)
Forest Agriculture Aquatic Other(Spec	cify):	
Parkland		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	П		
b. Consistent with the adopted comprehensive plan?			
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			A
	10.00	Ш	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		9	
		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		IN IN	
b. Are public transportation services available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
1777			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		-	_
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	t	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the		1/2	
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		H	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
		14) 7	
		OUT E	
		1647	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:	
Shoreline Forest Agricultural/grasslands Early mid-successional	
☐ Wetland ☐ Urban ☐ Suburban	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO YES
Federal government as threatened or endangered?	
16. Is the project site located in the 100-year flood plan?	NO YES
	90
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO YES
If Yes,	
a. Will storm water discharges flow to adjacent properties?	
a. Will storm water discharges flow to adjacent properties?	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	
If Yes, briefly describe:	
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO YES
or other liquids (e.g., retention pond, waste lagoon, dam)?	
If Yes, explain the purpose and size of the impoundment:	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO MEG
management facility?	NO YES
If Yes, describe:	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO YES
completed) for hazardous waste? If Yes, describe:	
If it is, describe.	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF
MV KNOWLEDGE	1
Applicant/sponsor/name: Miller Lu RERT & Muller Date: 11/3	12025
Applicant/sponsor/name:	0
Signature: Title: OWNER	

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2. OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."



REFERENCE **APPROPRIATION OF LANDS BY THE PEOPLE OF THE STATE OF NEW YORK, BATAVIA--STAFFORD, PART 1, S.H. No. 5145, MAP NO. 43, PARCEL NO. 45.

> NOTE: SURVEY INFOMRATION SHOWN ON THIS MAP WAS TAKEN FROM A SURVEY COMPLETED BY DAVID S. LAMENDOLA, DATED NOVEMBER 3, 2000, JOB NO. 00-208.

PROPOSED BUILDING LOCATON SKETCH 5599 MAIN STREET

TOWN STA	COUNTY	COUNTY GENESEE, NY		
PROJ. No. 25-000	SCALE 1"=4	O' SKETCH NO). 1	OF 1
CREW -	DWN.	CHK.	-	DATE 10/27/2025



PO Box 207 Sanborn, New York 14132 PHONE: (716) 587-8380 FAX: 716.587.8379 WEBSITE: www.360landsurvey.com

T-01-STA-11-25

